



**INCORPORATED VILLAGE OF PORT JEFFERSON**  
**Building & Planning Department**  
**88 North Country Rd., Port Jefferson, NY 11777**  
**Ph.: (631) 473-4744 Fax: (631)473-2049**  
[www.portieff.com](http://www.portieff.com)

**April 14, 2016**  
**PLANNING BOARD MEETING AGENDA**

*The Board will convene at 6:00 pm at Village Hall 121 W. Broadway, Port Jefferson. Public Hearings are scheduled for 6:30PM. Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.*

**6:00PM**

**GENERAL BUSINESS**

- AL: Staff updates
- Trustee report
- Approve 4/7/16 Draft minutes

**APPLICATIONS**

**Tree Clearing & Grading (NT)**

**Application:** #0485-16

**Location:** 127 Arlington Ave.

**SCTM:** Sec.11, Blk. 2, Lot 2.9

**Zoning:** RB-2

**Applicant(s):** John Artarian & Kristie Koccoforte

**Contact:** John Artarian & Kristie Koccoforte

**Owner:** John Artarian & Kristie Koccoforte

**Description:** Review submitted revegetation plan

**Action:** Approval of Revegetation Landscape Plan

**6:30PM**

**PUBLIC HEARINGS**

**1217 Main St. (DH)**

**Conditional Use & Site Plan Amendment**

**Application:** #0475-15LZ

**Location:** East side of Main Street west of Stony Hill Rd.

**SCTM:** Sec. 17, Blk. 5, Lot 11.1

**Zoning:** R-O

**Applicant:** Jimmy Barker c/o Barker Materials LTD

**Contact:** Campani & Schwarting Architects

**Owner:** Winters Family Foundation



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**Description:** Conversion of single family dwelling to nonresidential mixed use office and residential use

**Action:** Public Hearing 2/10/16 adjourned to 3/10/16, postponed to 4/14/16

(RD recused)

**134 Main St (Harbor Square Mall)**

**Conditional Use & Site Plan Amendment**

**Application:** # 0483-16RD

**Location:** 134 Main St.

**SCTM:** Sec.12 Blk.7, Lot 39.2

**Zoning:** C-1 Commercial

**Property Owner:** Trylon Associates, Inc.

**Applicant:** Muse Paintbar, LLC

**Contact:** Stan Finch

**Description:** Site Development Plan Amendment and Conditional Use application to include conversion of space for 2,850. Sq. ft. restaurant and altered access.

**Action:** Public Hearing

**MISCELLANEOUS**

**Staff Updates – DH**

- 116 West Broadway
- 1217 Main St
- 115 Prospect
- 606 Main St